

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01023
Hartland's Cardinal Heights Addition

DATE: December 18, 2001

PROPOSAL: A final plat consisting of 37 lots and 3 outlots.

LAND AREA: 39.69 acres, more or less.

CONCLUSION: Final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 21 Irregular Tract, located in the southwest quarter of Section 18, T10N, R6E of the 6th principal median, Lancaster County, Nebraska.

LOCATION: Generally located at Northwest 56th Street and West Thatcher Lane.

APPLICANT: Hartland Homes
P.O. Box 22787
Lincoln, NE 68542
(402)477-6668

OWNER: Same

CONTACT: Lyle Loth
Engineering, Surveying, Planning
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402)421-2500

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3, Residential
South:	Farmland	AG, Agricultural

East:	Residential	R-3, Residential
West:	Farmland	AG, Agricultural

HISTORY: On **December 21, 1998**, City Council approved Preliminary Plat #97027, Cardinal Heights Addition for 169 residential lots.

In July of **1987** the Oak Hills 1st Addition Preliminary Plat expired.

The area was zoned A-2, Single Family Dwelling District until it was updated to R-3, Residential during the **1979** zoning update.

In July of **1977**, City Council approved Oak Hills 1st Addition Preliminary Plat for 127 residential lots. No final plat was submitted.

TRAFFIC ANALYSIS: NW 56th Street is shown as an Urban/Rural Minor Arterial in the Future Street and Road Classification in the Comprehensive Plan. All other roads within the plat are classified as local roads.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Escrows have been accepted for the completion of sidewalks and street trees.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and has been submitted to the owners for their signature.

Prepared by:

Becky Horner
Planner

attachments: Information from the applicant.

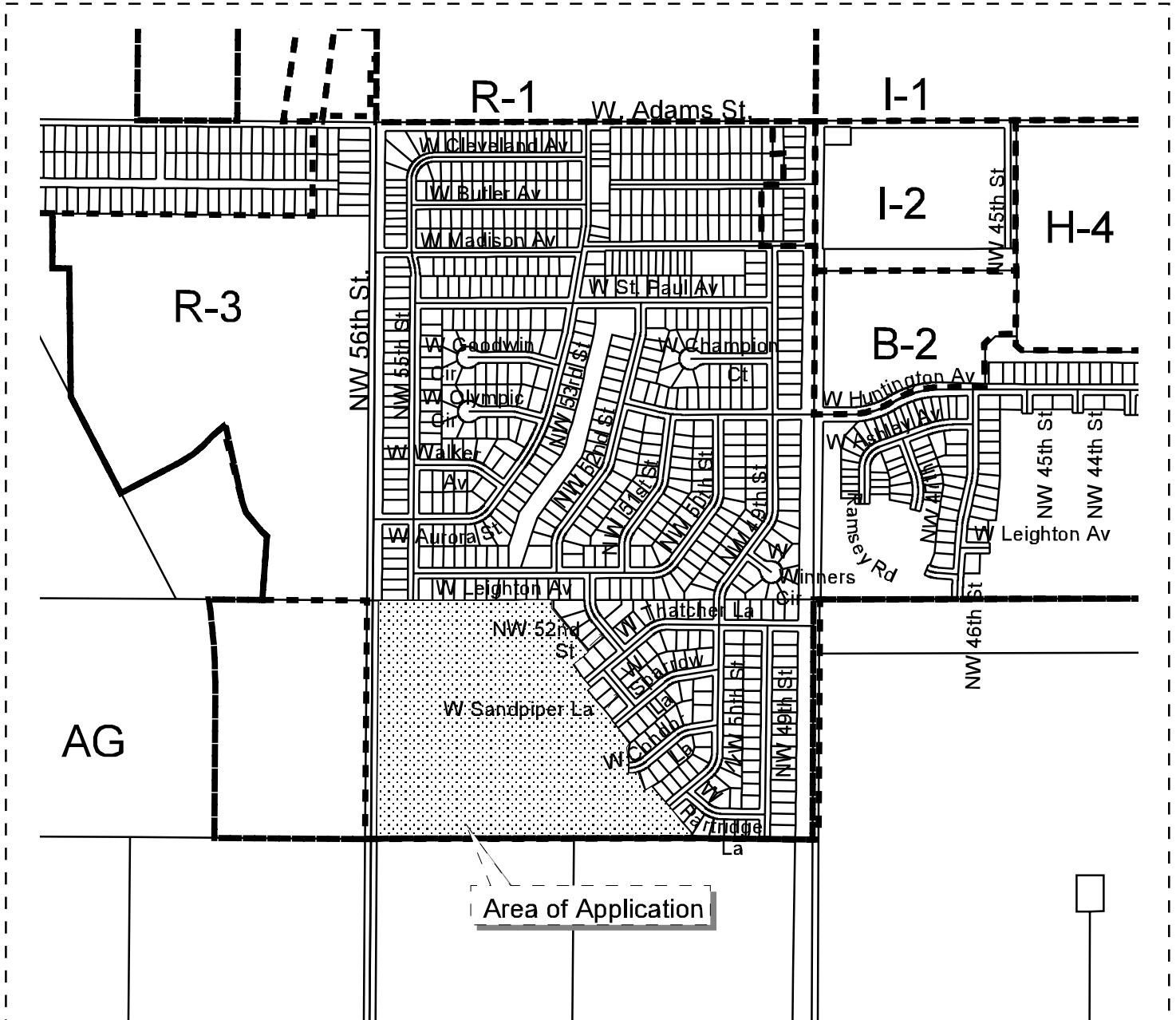
Technical information.

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Final Plat #01023
Hartland's Cardinal Heights Add.
NW 56th & W. Thatcher Lane



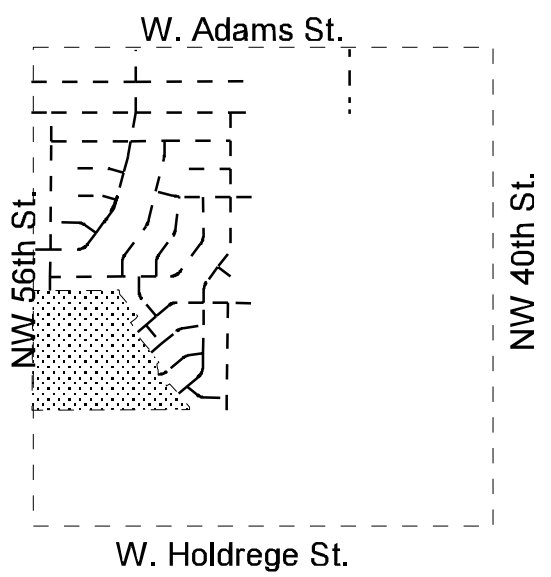
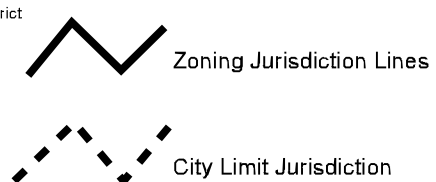


Final Plat #01023
Hartland's Cardinal Heights Add.
NW 56th & W. Thatcher Lane

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

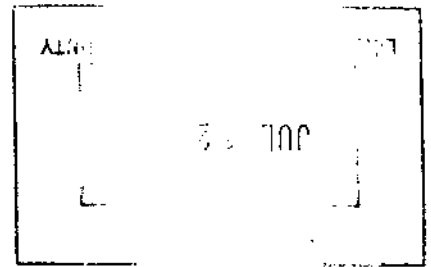
One Square Mile
 Sec. 18 - T10N - R6E



177 AREAS

AREA NO.	AREA	AREA NO.	AREA	AREA NO.	AREA
1	1.1	1	1.1	1	1.1
2	1.2	2	1.2	2	1.2
3	1.3	3	1.3	3	1.3
4	1.4	4	1.4	4	1.4
5	1.5	5	1.5	5	1.5
6	1.6	6	1.6	6	1.6
7	1.7	7	1.7	7	1.7
8	1.8	8	1.8	8	1.8
9	1.9	9	1.9	9	1.9
10	1.10	10	1.10	10	1.10
11	1.11	11	1.11	11	1.11
12	1.12	12	1.12	12	1.12
13	1.13	13	1.13	13	1.13
14	1.14	14	1.14	14	1.14
15	1.15	15	1.15	15	1.15
16	1.16	16	1.16	16	1.16
17	1.17	17	1.17	17	1.17
18	1.18	18	1.18	18	1.18
19	1.19	19	1.19	19	1.19
20	1.20	20	1.20	20	1.20
21	1.21	21	1.21	21	1.21
22	1.22	22	1.22	22	1.22
23	1.23	23	1.23	23	1.23
24	1.24	24	1.24	24	1.24
25	1.25	25	1.25	25	1.25
26	1.26	26	1.26	26	1.26
27	1.27	27	1.27	27	1.27
28	1.28	28	1.28	28	1.28
29	1.29	29	1.29	29	1.29
30	1.30	30	1.30	30	1.30
31	1.31	31	1.31	31	1.31
32	1.32	32	1.32	32	1.32
33	1.33	33	1.33	33	1.33
34	1.34	34	1.34	34	1.34
35	1.35	35	1.35	35	1.35
36	1.36	36	1.36	36	1.36
37	1.37	37	1.37	37	1.37
38	1.38	38	1.38	38	1.38
39	1.39	39	1.39	39	1.39
40	1.40	40	1.40	40	1.40
41	1.41	41	1.41	41	1.41
42	1.42	42	1.42	42	1.42
43	1.43	43	1.43	43	1.43
44	1.44	44	1.44	44	1.44
45	1.45	45	1.45	45	1.45
46	1.46	46	1.46	46	1.46
47	1.47	47	1.47	47	1.47
48	1.48	48	1.48	48	1.48
49	1.49	49	1.49	49	1.49
50	1.50	50	1.50	50	1.50
51	1.51	51	1.51	51	1.51
52	1.52	52	1.52	52	1.52
53	1.53	53	1.53	53	1.53
54	1.54	54	1.54	54	1.54
55	1.55	55	1.55	55	1.55
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58	1.58	58	1.58	58	1.58
59	1.59	59	1.59	59	1.59
60	1.60	60	1.60	60	1.60
61	1.61	61	1.61	61	1.61
62	1.62	62	1.62	62	1.62
63	1.63	63	1.63	63	1.63
64	1.64	64	1.64	64	1.64
65	1.65	65	1.65	65	1.65
66	1.66	66	1.66	66	1.66
67	1.67	67	1.67	67	1.67
68	1.68	68	1.68	68	1.68
69	1.69	69	1.69	69	1.69
70	1.70	70	1.70	70	1.70
71	1.71	71	1.71	71	1.71
72	1.72	72	1.72	72	1.72
73	1.73	73	1.73	73	1.73
74	1.74	74	1.74	74	1.74
75	1.75	75	1.75	75	1.75
76	1.76	76	1.76	76	1.76
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78	1.78	78	1.78	78	1.78
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82	1.82	82	1.82	82	1.82
83	1.83	83	1.83	83	1.83
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91	1.91	91	1.91	91	1.91
92	1.92	92	1.92	92	1.92
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107	2.07	107	2.07	107	2.07
108	2.08	108	2.08	108	2.08
109	2.09	109	2.09	109	2.09
110	2.10	110	2.10	110	2.10
111	2.11	111	2.11	111	2.11
112	2.12	112	2.12	112	2.12
113	2.13	113	2.13	113	2.13
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119	2.19	119	2.19	119	2.19
120	2.20	120	2.20	120	2.20
121	2.21	121	2.21	121	2.21
122	2.22	122	2.22	122	2.22
123	2.23	123	2.23	123	2.23
124	2.24	124	2.24	124	2.24
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129	2.29	129	2.29	129	2.29
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162	2.62	162	2.62	162	2.62
163	2.63	163	2.63	163	2.63
164	2.64	164	2.64	164	2.64
165	2.65	165	2.65	165	2.65
166	2.66	166	2.66	166	2.66
167	2.67	167	2.67	167	2.67
168	2.68	168	2.68	168	2.68
169	2.69	169	2.69	169	2.69
170	2.70	170	2.70	170	2.70
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173	2.73	173	2.73	173	2.73
174	2.74	174	2.74	174	2.74
175	2.75	175	2.75	175	2.75
176	2.76	176	2.76	176	2.76
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193	2.93	193	2.93	193	2.93
194	2.94	194	2.94	194	2.94
195	2.95	195	2.95	195	2.95
196	2.96	196	2.96	196	2.96
197	2.97	197	2.97	197	2.97
198	2.98				

M e m o r a n d u m



To: Kay Liang, Planning Department
From: Gary Lacy, Public Works and Utilities *GLL*
Subject: Final Plat #01023, Hartland Homes Northwest 3rd Addition
Date: July 11, 2001
cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat #01023 for Hartland Homes Northwest 3rd Addition. Public Works has the following comments:

- \ Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$52,500 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition. Design Standards requires that "As Built Plans" for the Storm Water Detention Facilities be provided to Public Works upon completion of the project
- \ Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$134,950 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition.
- \ Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$48,000 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition. A subsidy amount of \$5,000 has been calculated for the 12" water main.
- \ Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$79,100 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.
- \ Ornamental Lighting - An estimate of \$16,000 has been calculated in conjunction with a proposed executive order by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- \ Sidewalks - A \$46,000 bond should be required for the construction of the sidewalks within this addition.

Kay Liang

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July 11, 2001

- Survey Markers - A \$2,775 bond should be required to guarantee the placement of the permanent survey markers within this addition.
- Street Signs - A \$345 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

TRANSMITTAL MEMO

PROJECT NAME Harlands Cardinal Heights Add.

PROJECT NUMBER 01023

PLANNING DEPT.
555 S. 10th ST., #213

DATE 11/21/01

ADMINISTRATIVE FINAL PLAT
(12 COPIES minimum)

SURVEYED SITE PLAN showing
existing bldgs., structures &
setbacks
LANDSCAPE/STREET TREE PLAN
3 copies
PLAT
LETTER

DISTRIBUTION



City Engineer's Office				
Public Works- Survey Check - Bernie Blum	X	X		
L.E.S. - Theobald (3) / Norris PPD				
L.E.S. - Hennessy				
Alltel Communications - Al Schroeder-401 S. 21 st St.				
Parks & Recreation- Nosal				
County Health (County plats including 3-mile ETJ)				
County Engineer (County plats including 3-mile ETJ)				
Building & Safety (where existing buildings)				
Ray Hill				

Please review the attached plans and return your comments to me by Nov 29 2001
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility.
If installation of improvements are required, please provide the surety amount for those improvements.

Becky Horner
PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

Nov. 27, 2001 BLB -OK

INTER-DEPARTMENT COMMUNICATION**CITY OF LINCOLN
PARKS & RECREATION DEPARTMENT**

DATE: November 9, 2001
TO: Becky Horner
SECTION: Planning
FROM: Steve Nosal
SUBJECT: Hartlands Cardinal Heights Final Plat #01034
CC:

NOV 13 2001

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Hartlands Cardinal Heights Final Plat #01034 is as follows according to the landscape plan dated 19/26/2001.

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
Thatcher Lane	14	1"cal.B&B or cont. Acer plantanoides "Emerald Luster Norway Maple"	220.00	3080.00
Redberry Lane	21	1"cal.B&B or cont. Acer rubrum "Red Sunset Maple"	220.00	4620.00
N.W. 53rd St.	20	1"cal.B&B or cont. Fraxinus pennsylvanica, "Patmore Ash"	220.00	<u>4400.00</u>
TOTAL				\$12100.00

*Includes labor and materials for planting.



INTER-DEPARTMENT COMMUNICATION

TO Becky Horner, City Planning
SUBJECT DEDICATED EASEMENTS
DN #20N-53W

DATE November 5, 2001

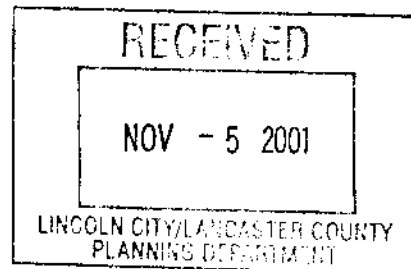
FROM Sharon Theobald
(Ext. 7640)

Attached is the Final Plat for Hartland's Cardinal Heights.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements in all of the outlots.

A handwritten signature in cursive script, reading "Sharon Theobald".



ST/nh
Attachment
c: Terry Wiebke
Easement File

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01074**

Address

Job Description: **HARTLAND HOMES FP01023**

Location: **HARTLAND HOMES FP 0102**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **KAY LIANG**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

